

## Statement of Information

# Single residential property located in the Melbourne metropolitan area

Section 47AF of the Estate Agents Act 1980

### Property offered for sale

Address  
Including suburb and  
postcode

8/14B BENT STREET BRUNSWICK WEST VIC 3055

### Indicative selling price

For the meaning of this price see [consumer.vic.gov.au/underquoting](http://consumer.vic.gov.au/underquoting) (\*Delete single price or range as applicable)

Single Price

or range  
between

\$470,000

&

\$510,000

### Median sale price

(\*Delete house or unit as applicable)

Median Price

\$510,500

Property type

Unit

Suburb

Brunswick West

Period-from

01 Feb 2023

to

31 Jan 2024

Source

Corelogic

### Comparable property sales (\*Delete A or B below as applicable)

**A\*** These are the three properties sold within two kilometres of the property for sale in the last 6 months that the estate agent or agent's representative considers to be most comparable to the property for sale.

Address of comparable property

Price

Date of sale

101/1 DUGGAN STREET BRUNSWICK WEST VIC 3055	\$478,000	19-Sep-23
7/12 ALLARD STREET BRUNSWICK WEST VIC 3055	\$495,000	10-Oct-23
11/5 ALLARD STREET BRUNSWICK WEST VIC 3055	\$480,000	11-Oct-23

OR

**B\*** ~~The estate agent or agent's representative reasonably believes that fewer than three comparable properties were sold within two kilometres of the property for sale in the last 6 months.~~

This Statement of Information was prepared on: 23 February 2024

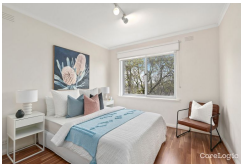

**101/1 DUGGAN STREET  
BRUNSWICK WEST VIC 3055**
 2  1  1

 Sold Price **\$478,000** Sold Date **19-Sep-23**

 Distance **0.23km**

**7/12 ALLARD STREET BRUNSWICK  
WEST VIC 3055**
 2  1  1

 Sold Price **\$495,000** Sold Date **10-Oct-23**

 Distance **1.02km**

**11/5 ALLARD STREET BRUNSWICK  
WEST VIC 3055**
 2  1  1

 Sold Price **\$480,000** Sold Date **11-Oct-23**

 Distance **1.03km**

RS = Recent sale      UN = Undisclosed Sale

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